

HILLIER & WILSON

Lockinge House
Kingman Way
Newbury Racecourse

Tel: 01635 522044

Leasehold £234,950

Kingman Way Newbury RG14 7GR

A beautifully presented one bedroom second floor apartment within a modern purpose built block on the prestigious Newbury Racecourse development by David Wilson Homes. The property is ideal for first time and investment buyers and is still covered by the NHBC guarantee, whilst other benefits include a high specification throughout, central heating, uPVC double glazing, lift access from the communal lobby, video entry system and east facing balcony. The accommodation comprises entrance hall, bathroom with separate shower cubicle, double bedroom with fitted wardrobe and access onto the balcony, and an open-plan kitchen/dining/sitting room with a fitted breakfast bar and access onto the balcony. Externally, the balcony offers a seating area and also a fitted wine bar whilst there is an allocated parking space available. Lockinge House is ideally located within walking distance of Stroud Green, Newbury town centre and mainline railway station which provides regular direct links to London Paddington.

Services:

Mains services are connected.

(Except Gas)

(Service Charges Apply)

EPC: Rating B

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

Band C

Viewing:

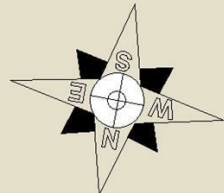
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions

From Hillier & Wilson's office continue to the St.John's roundabout, turning left into St.John's Road. Continue straight across the next roundabout into Greenham Road and then bear left at the mini roundabout into Queens Road. At the end turn left into Boundary Road. Turn right into Hambridge road, follow the road to the end and take the third exit on the roundabout, then proceed over the bridge and take the second exit, where you can then find the property on the left.

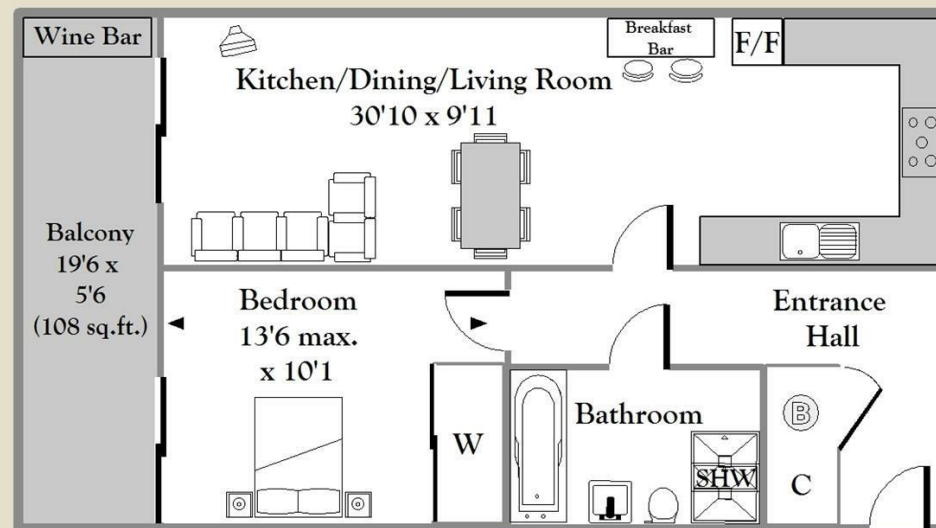


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APPROX. GROSS INTERNAL FLOOR AREA 628 sq. ft.
(58 square meters) (Excluding Balcony)
Hillier & Wilson LTD - For identification only - Not to scale



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

HillierandWilson.co.uk

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